

RUMSON PLANNING BOARD

September 10, 2012

Minutes

Chairman Lospinuso called the regular meeting to order at 7:30 with the Pledge of Allegiance. The Roll was called, with the following members present: Lospinuso, White, Clarke, Williams, Seaman, Hewitt, Rubin, Ekdahl, Keonig.

Also present: Mr. Andre, Zoning Officer; Ms. Heard, Board Engineer, Mr. Steib, Board Attorney, State Shorthand.

The requirements of the Open Public Meetings Act were stated as mete.

Approval of Minutes

Mrs. White moved to adopt the minutes from the August meeting, and Councilman Rubin seconded. Voice Vote: Ayes, unanimous.

Pamela Diaco / Michael & Roberta Portegello, 90 & 94 Buena Vista Ave. & 21 Conover Lane

Mr. Steib suggested that the Board give an extra 30 days extension to give these applicants sufficient time to get their final plan in for review. Ms. Heard said she had no objection to this additional extension. Mr. Hewitt moved to grant the 90 days, plus 30 days extension, and Mrs. White seconded. Roll Call Vote: Ayes – Lospinuso, White, Clarke, Williams, Seaman, Hewitt, Rubin, Ekdahl, Keonig
Nays - None

Motion carried.

Home and Land Development, Inc., 41 Waterman Ave.

A resolution was presented for approval of the minor subdivision and razing of the existing home and two sheds. Mrs. White moved to adopt the resolution, and Mrs. Seaman seconded.

Roll Call Vote: Ayes – Lospinuso, White, Clarke, Williams, Seaman, Hewitt, Rubin, Ekdahl, Keonig
Nays - None

Motion carried.

Cell Tower, Capital Project Review, 80 East River Road

Ms. Heard explained changes in the statute regarding these structures. This change requires a capital review, since the tower is getting swapped out with new equipment. There are no changes to the site, except for the swap and adding one additional battery cap. The new antennas are somewhat smaller than the older ones.

Chairman Lospinuso questioned the uses of the tower, and Mayor Ekdahl said they are now down to four carriers. The Rumson Police and Fire Department also utilize the tower and pay for the use. Tom Rogers, Borough Administrator, was present and provided information on the funds raised by the tower.

Mr. Steib noted that the Board does not have the authority to deny this change, but they may pass along

comments. No vote is necessary. No comments were heard.

Master Plan Re-Examination

Ms. Heard introduced Marty Prescott, from T&M Assoc., who will be going over the plan. She explained that Rumson's re-examination is due April 18 after a 10-year period. The last update was in 1988, with several amendments subsequent to that time. The Master Plan is the function of the Planning Board, who studies it and determines if there are any changes they should recommend to the governing body. The Planning Board's task is to produce a report to look at problems and objectives since the last report. Any significant changes in the borough should be addressed, and they may make recommendations they feel should be included, such as zoning changes. They should decide if they have any concerns or issues they would like to be included in the re-examination. Ms. Heard does not know of any any requests for rezoning to her knowledge.

Chairman Lospinuso asked if there is a need to look at rezoning of some areas, based upon any recent cases or studies. Ms. Heard noted that the board had done a study regarding size of houses in specific zones and how they affect the aesthetic nature of the area. Mr. Andre noted that the recent development applications are for smaller homes that could be built on a lot. There is already a cap on the size of homes on the small lots.

Ms. Heard explained how the last study occurred, noting the use of subcommittees that reported their findings back to the Board.

Mayor Ekdahl asked Mr. Andre if he had any suggestions, based on the comments and complaints he hears on a day-to-day basis. Mr. Andre said the most common comments he hears regard heights, especially for flood zones. He hears this mostly from architects as it pertains to their designs.

Mrs. White has heard suggestions to outlaw the McMansions; however, Mr. Andre said these numbers are down in this economy.

Mr. Clarke asked if the Zoning Board were granting variances for heights, and Mr. Andre said that happens occasionally in flood zones.

Ms. Heard noted that the re-examination report does not lock them in for 10 years, and any issue that arises can be addressed with a modification to the report.

Mr. Clarke noted that the Master Plan will be 25 years old next year, and the re-examination report is 10 years old. He suggested possibly redoing the Master Plan to include all the amendments. Ms. Heard said this would be a very comprehensive task - costly and not really necessary, since there have not been that many changes.

Ms. Heard said they need to assemble the current elements and put a document on the website for public information to reflect the current zoning. She reviewed some of the elements that could be included in the recommendations for the Master Plan amendments. A review re-examination report will be prepared by Mr. Prescott, to be presented to the Board, after which the Board and public can make comments or suggestions. In the interim, if anyone has any ideas, they should call Ms. Heard, and she will pass them along to Mr. Prescott.

Mr. Steib advised of the consequences if this does not get adopted as required.

Chairman Lospinuso asked the members if they wanted to have a committee as mentioned. The Board discussed several areas of concern in town regarding lot sizes, subdivisions, house sizes, trees and vegetation, etc., and they thought it would be useful to revisit some of these issues.

Mr. Andre also thinks they should consider changing some of the residential/commercial zones.

Mr. Prescott will come back with a draft for the Board's review.

Tom Rogers appreciates the work of the Board on this issue. It was thought that the October meeting might be a good time to discuss this, since there are no applications on the agenda. They could do a work meeting at that time, and then schedule the public meeting for the November meeting. T&M Assoc. will have a draft for the members before the October 15th meeting, when there could be a workshop meeting to start at 7:00 p.m. The November 5th meeting could also start at 7:00 p.m. to further discuss this. All agreed.

There being no further business, motion was made and seconded to adjourn. Voice Vote: Ayes, unanimous. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Patricia Murphy
Clerk